



COPY



CITY OF WEST HAVEN, CONNECTICUT

ZONING BOARD OF APPEALS

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312
Phone 203.937.3580 Fax 203.937.3742

CERTIFICATE OF DECISION

December 3, 2019

91 7199 9991 7039 6327 8294

Joseph P. Williams, Esq.
Shipman & Goodwin LLP
265 Church St., Suite 1207
New Haven, CT 06510

Application for Variance for Properties Located at 958 and 978 Orange Avenue

(Assessor's Map 52/Blocks 255 and 256). The applicant requests a variance under section 44.4.2 of the City of West Haven Zoning Regulations to permit a gasoline station on the property within 50' of any lot (on the same streetface) located in a Residential District. subject is in a RB (Regional Business) district. Owner: DP64, LLC / Applicant: Cumberland Farms, Inc File # 037-19 V

OWNER: DP64, LLC

APPLICANT: Cumberland Farms, Inc.

DATE: November 20, 2019

ACTION: Approved

APPROVED PLANS: Proposed Cumberland Farms Convenience Store with Gas Site Plan CFGO4.0 dated October 17, 2019, ALTA/ NSPS Land Title Survey Property Survey & Topographic Survey CFG 02.0 dated July 9, 2019 and A-101 Floor Plan, A-200 Exterior Elevation and A-2001 Exterior Elevation drawn by HFA Harrison French & Associates, LTD, Dated 10/17/19.

The above-referenced Variance application was considered and approved on the date stated above by the West Haven Zoning Board of Appeals on the grounds that the hardship standard is met and the application eliminates several nonconforming conditions on the property. A Notice of Decision was published in the New Haven Register on November 29, 2019.

PLEASE NOTE Per Section 92.3.7 of the West Haven Zoning Regulations:

Applicant Certificate of Decision is to be recorded. An application approval shall be effective upon recording of the Certificate of Decision for the zoning relief granted in the **West Haven Land Records (City Clerk)** Any approval for which a Certificate of Decision has been issued but not recorded shall automatically be null and void.

Sincerely,

Catherine Conniff
Zoning Enforcement Officer/ Inland Wetlands